

MASSES OF POTENTIAL!

Offering huge amounts of opportunity by being positioned on an enviable plot with ample outside space, this three bedroom link detached property offers extended accommodation conveniently located a short distance from the local amenities.

To the ground floor is a large dining kitchen, spacious family living room, master bedroom and bedroom two. To the first floor are a further two bedrooms and family bathroom.

Outside there is ample off street parking, link garage and good sized sunny rear garden.

Viewing is highly recommended to appreciate the space on offer.



Tenure: Freehold
East Riding of Yorkshire
BAND: C

THE ACCOMMODATION COMPRISES

GROUND FLOOR

SIDE ENTRANCE PORCH

Upvc front door with side glazed panels lead into entrance porch with internal door into..

DINING KITCHEN

7.041m x 2.685m (23'1" x 8'9")

A large spacious room being dual aspect with a good range of cream wall and floor units with complimentary wooden work tops and splashbacks incorporating sink units, integrated split level oven, microwave with space for washing machine, fridge freezer and dishwasher. Feature recessed duel fed multi fuel stove , recessed spotlights to the ceiling and vinyl flooring.

LIVING ROOM

8.147m max x 3.625m (26'8" max x 11'10")

Fantastic sized family space with bay window, feature recessed duel fed multi fuel stove and stairs off to the first floor.

INNER HALLWAY

Giving access to the master bedroom and bedroom two.

MASTER BEDROOM

3.681m x 3.625 (12'0" x 11'10")

A larger than average room to the rear of the property, fitted triple wardrobes with mirrored sliding doors.

BEDROOM TWO

4.78m x 2.593m (15'8" x 8'6")

Large double to the rear of the property with coving to the ceiling and patio doors into the rear garden.

FIRST FLOOR

LANDING

BEDROOM THREE

3.472m x 3.145m (11'4" x 10'3")

Double room with large recessed storage into the eaves.

BEDROOM FOUR

3.143m x 3.116m (10'3" x 10'2")

Double room with large recessed storage into the eaves.

FAMILY BATHROOM

2.70m x 2.061m (8'10" x 6'9")

Suite comprising of moulded panelled bath, low level Wc, pedestal and basin and separate shower cubicle.

OUTSIDE

To the front of the property is a large area laid to stone providing ample off street parking leading to the garage with up and over door. Side access gate gives access to the side pathway and rear garden. The rear garden is laid mainly to lawn with a pavers adjacent to the property and a large concrete patio area with timber pergola over. Personnel door into the garage.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

No appliances have been tested by the agent.



Ground Floor



First Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

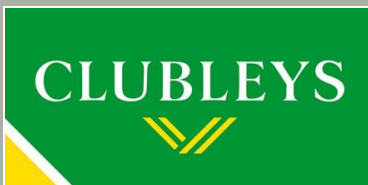
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.